



19-0102Z2

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located on the Southwest Corner of Airport Drive and Harry McKillop Boulevard, and Accompanying Ordinance

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

**MEETING DATE:** January 7, 2020

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Joe Moss, Planner I

**RECOMMENDED CITY COUNCIL ACTION:** Staff recommends approval of the proposed rezoning request.

**APPLICATION SUBMITTAL DATE:** October 29, 2019 (Original Application)  
November 22, 2019 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 14.68 acres of land to "LI" - Light Industrial District, generally for industrial uses. The applicant has indicated they wish to build an office/ warehouse development on the subject property.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land

North	"PD" - Planned Development District Ordinance No. 2004-05-053 (Industrial and Recreation Uses)	Undeveloped Land
South	"RED-2" - Residential Estate District (Single Family Residential Uses) and "AG" - Agricultural District (Agricultural Uses)	Banister, Undeveloped Land
East	"ML" - Light Manufacturing District (Light Industrial Uses)	Undeveloped Land
West	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land

**PROPOSED ZONING:** The applicant is proposing to rezone approximately 14.9 acres of land to "LI" - Light Industrial District, generally for industrial uses. The applicant has indicated their intent to construct an office / warehouse development on the site.

Within the past several years, there has been a desire to maintain and grow the City's industrial base within this sector. Given the area's designation for industrial uses and its proximity to the McKinney National Airport, the proposed request should complement the surrounding properties and should help establish the area as a strong employment center.

However, it should be noted that the proposed rezoning is not in strict conformance with the Land Use Diagram of the Comprehensive Plan. The subject property is designated on the Comprehensive Plan as the "Commercial Center" placetype due to its location at the intersection of Harry McKillop Blvd and Airport Drive, which is currently envisioned as a future major intersection. However, based on the preferred alignment(s) presented in the US 380 Feasibility Study conducted by the Texas Department of Transportation (TxDOT), the preferred alignment for an extension of Spur 399 will likely result in a new intersection of Airport Drive and Spur 399 that has greater potential to serve as the major intersection and anchor for future commercial uses.

That said, Staff has reviewed the request in alignment with the decision making criteria of the Comprehensive Plan (discussed further below) and recommends approval of the proposed zoning request.

**CONFORMANCE TO ONE MCKINNEY 2040:** A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to the desired development patterns and to inform decisions related to the timing and phasing for future infrastructure investments in the City. To assist in guiding these decisions, the Preferred Scenario and Land Use Diagram establish distinctive districts, each with a clear intent and market focus that are reinforced through character-defining placetypes. Per the Preferred Scenario, the subject property is located in the Business and Aviation District, and is designated as the Commercial Center Placetype. Other placetypes included in

this district are Aviation, Employment Mix, Commercial Center, Manufacturing & Warehousing, and Professional Campus.

- Guiding Principles: The proposed rezoning request is generally in conformance with Guiding Principle of “Diversity (Supporting our Economy and People)” established by the Comprehensive Plan. In particular, the proposed request has the potential to provide “diverse economic engines... broaden the tax base, and make the City’s economy more adaptable and resilient”.
- Land Use Diagram Compatibility: In evaluating development requests, the City should determine that a project meets the majority of the established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request is not in strict conformance with the Commercial Center placetype of the Business and Aviation District. Projects not in strict conformance with the placetype or district may still be considered consistent with the Comprehensive Plan so long as the majority of criteria are met. This rezoning request specifically meets the following criteria:
  - Help McKinney achieve the Comprehensive Plan’s Vision and Guiding Principles;
  - Advance the District’s intent;
  - Demonstrate compatibility with the District’s identity and brand;
  - Include uses compatible with the Land Use Diagram;
  - Create a positive fiscal impact for the City through the timeframe of the Plan (2040); and
  - Demonstrate that the project’s travel demand estimates can be accommodated by the planned transportation network.
- Fiscal Model Analysis: Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$151,258 for the 14.683 acre property, which should contribute to achieving an overall fiscal balance in the city. A key takeaway for this property include:
  1. The proposed zoning is anticipated to capture 2.9% of the Business and Aviation District’s industrial market potential and 7.4% of the overall (community wide) industrial market potential.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has not received any phone calls or letters in support of or opposition to this request. However, it should be noted that two property owners spoke with concerns during the Public Hearing at the Planning and Zoning Commission meeting on December 12, 2019. More information about their comments can be found in the attached Planning and Zoning Commission Draft Minutes.

**BOARD OR COMMISSION RECOMMENDATION:** On December 12, 2019, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

**SUPPORTING MATERIALS:**

[PZ Minutes 12.10.19 DRAFT](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Business & Aviation District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)

[Exhibits A-C](#)

[Presentation](#)